

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7/558 Toorak Road, Toorak Vic 3142

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$575,000 & \$625,000

Median sale price

Median price \$975,000 Property Type Unit Suburb Toorak

Period - From 01/07/2018 to 30/06/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/41 Kooyong Rd ARMADALE 3143	\$617,500	22/06/2019
2	504/81-83 Riversdale Rd HAWTHORN 3122	\$615,000	07/06/2019
3	6/597 Orrong Rd ARMADALE 3143	\$611,500	17/08/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

08/10/2019 14:14

7/558 Toorak Road, Toorak Vic 3142



Oren Flamm

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Indicative Selling Price

\$575,000 - \$625,000

Median Unit Price

Year ending June 2019: \$975,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



1/41 Kooyong Rd ARMADALE 3143 (REI/VG)

Agent Comments

2 1 1

Price: \$617,500

Method: Auction Sale

Date: 22/06/2019

Property Type: Apartment



504/81-83 Riversdale Rd HAWTHORN 3122 (REI/VG)

Agent Comments

2 2 1

Price: \$615,000

Method: Private Sale

Date: 07/06/2019

Property Type: Apartment



6/597 Orrong Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$611,500

Method: Auction Sale

Date: 17/08/2019

Rooms: 4

Property Type: Apartment

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.